

PLAN COMMISSION

Time and Date: The Plan Commission met on September 16, 2014 at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Rosenberg, Valitchka, Tipple

Others Present: Mike Johnson, Rob Elliott, Lenz, Hebert

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Tipple called the meeting to order at approximately 5:11 p.m. noting that a quorum was not present.

Approve the minutes of the August 19, 2014 meeting.

This item was pulled from the agenda due to a lack of quorum.

PUBLIC HEARING: Approve a conditional use at 1000 West Campus Drive to allow for an illuminated wall sign to be located in a R1, Single Family Residence District (Johnson.)

Mike Johnson with Graphic House, 9204 Packer Drive, explained that this sign is for a building that has changed functions. The sign is a very subtle and internally illuminated sign with the copy being illuminated but not the background. This sign does not face any residential areas and it matches all the other signs on the property.

Tipple closed the public hearing.

Lenz explained that the map of the college indicates the building where the sign will be located. This is a standalone building north of the main complex. The sign will face to the west toward McDonalds, which is on the corner of Campus and Business 51. The sign does not face directly toward any residences. Since this is in a residential district a conditional use is required for this sign.

Tipple added that this building is the old Wausau Family Practice building that was vacated when they moved to the Aspirus campus.

Valitchka asked about the new purpose of this building.

Rob Elliott, 1000 West Campus Drive, is the director of facilities at NTC. He said that when they took over ownership of this facility, it was intended for their business division. That division includes staff that serves the businesses in the community and training, which is called the Business and Industry building which requires a new sign.

Valitchka asked how the campus is zoned and if the need for a conditional use could be ameliorated if the zoning were changed.

Lenz clarified that this is zoned R-1, Single Family Residence District. He said that in the city most schools, churches and other public institutions are zoned residential. It would be unusual if this property was zoned commercial. There has been a desire to control signs because they are usually in neighborhoods, across from single family homes. Staff recommends that this property stay R-1, Single Family Residence District, although it may be an inconvenience for the college to request approval for this type of issue.

Tipple confirmed with Alfonso that vacant seats are to be counted in order to determine if quorum is present. He informed the petitioners that since a public hearing was held they did not need to attend the additional meeting to vote on the conditional use.

Valitchka asked if the Plan Commission was required to vote on such issues.

Tipple stated that a vote is required at the next meeting since a quorum was not present. Then the item will go to Common Council for their vote.

This item will go to Common Council on October 14, 2014 and the petitioners will be notified when the Plan Commission is rescheduled.

Discussion and possible action on the sale of 541 Evergreen Road.

Lenz explained that the CISM committee offered this property for sale in July of 2014 with a minimum bid of \$25,500. They only received one bid for \$15,500. CISM lowered the minimum bid and they again received the same bid for \$15,500. The CISM committee recommends accepting this bid from Earl Plautz, who owns the land to the west and south of this property.

Valitchka asked how the city came to own the property and if there was a purpose on this parcel.

Hebert said he remembered that at one time 541 and 545 were actually one lot. The lot was split so NTC could build a house. Since NTC is not building a house in the city this year it was decided that the parcel should be sold.

Future agenda items for consideration.

Adjourn.

The meeting adjourned at 5:25 pm.

The Plan Commission is next scheduled to meet at 5:00 pm on October 2, 2014.